



2 Ashleigh Park, Barwick, Nr Ware, Herts SG11 1BH

Guide Price £175,000

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE recently refurbished 'Omar Oulton Excel' 40' x 12' park home, well appointed on this lovely small residential park for the over 50's in the hamlet of Barwick, located in this sought-after semi rural area between Ware and Much Hadham, just a few minutes drive to the east of the A10.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: A

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE recently refurbished 'Omar Oulton Excel' 40' x 12' park home, well appointed on this lovely small residential park exclusively for the over 50's, in the hamlet of Barwick, located in this sought-after semi rural area between Ware and Much Hadham, just a few minutes drive to the east of the A10. Features comprise: Entrance Hallway, newly fitted kitchen and bathroom, new fitted carpets and laminate flooring, dual aspect lounge, double bedroom with fitted wardrobes and bedroom 2/Study. There is uPVC double glazing, gas heating to radiators via propane 'Calor' gas, allocated parking for one car and a small adjoining garden area.

Entrance Hall uPVC front door. Radiator.

Kitchen/Diner - 3.35m x 2.54m (11'0" x 8'4" inc boiler cupboard) Dual aspect uPVC double glazed windows. Newly fitted wall, base and drawer units and work surfaces incorporating sink unit. Matching fitted upright storage unit. Cupboard housing wall-mounted gas fired boiler. 'Lamona' built-in electric oven and induction hob and integrated dishwasher. Door to:

Lounge - 3.51m x 3.38m (11'6" x 11'1") Dual aspect uPVC double glazed windows and door. Radiator.

Bedroom One - 2.97m x 2.54m (9'9"+ wardrobes x 8'4" + door recess) uPVC double glazed windows. Radiator. Newly fitted built-in double wardrobes cupboards.

Bedroom Two / Study - 2.62m x 1.45m (8'7" x 4'9") uPVC double glazed window. Newly fitted carpet. Radiator.

Newly Fitted Bathroom - 1.96m x 1.65m (6'5" x 5'5") Newly fitted white suite comprising bath with separate shower above, WC and wash hand basin. uPVC double glazed window. Radiator.

Outside

Garden Area of lawn and patio area. Propane 'Calor' gas storage tank.

Allocated Parking For one car. Additional visitor parking.

Agent Notes According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. As a park home owner, while you would own the park home outright, you sign an agreement with the site owner and pay a pitch fee/service charge for the land that the park home sits on and any outside space e.g. Garden. The service charge for Plot 2 is £226.55/month (£2719 per annum) and is increased annually in line with the CPI%.

The park home has full time residential usage and can be your primary home. - No stamp duty is payable for park homes. - The Council Tax band is Band A - Age Restriction: Over 45's - 10% of the sale price is payable to the Park Owners when a park home is sold.

There is mains electricity and gas central heating to radiators via propane 'Calor' gas storage tanks. Water rates are included in service charge, as is sewerage via a mains treatment plant.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





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MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616